Karen Johnson Davidson County
Batch# 274121 DEEDWARR
08/20/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20190820-0083481

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Clementine S. Binford

TO: Jeffrey L. Sublett
557A McMurray Drive
Nashville, TN 37211

MAP & PARCEL:
161-07-0-141.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Clementine S. Binford, Grantor herein; have bargained and sold and by these presents do convey unto Jeffrey L. Sublett, ~~an unmarried~~ a married man, Grantee herein, his heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 32B on the Plan of the Resubdivision of Lot No. 32, McMURRAY WOODS, SECTION ONE, as of record in Book 5190, Page 337, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Clementine S. Binford, a widow, from Ernest D. Taylor and wife, Gloria Taylor, by Warranty Deed dated November 15, 1990 and recorded November 19. 1990 of record in Book 8239, page 630, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for McMurray Woods, Section One of record in Book 2900, page 99, and as amended in Book 5190, page 337, Register's Office of Davidson County, Tennessee; Easement granted to First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District) of record in Book 4653, page 743, with the rights to one sewer tap subsequently conveyed in Book 5576, page 879, said Register's Office; and all other matters of record.

This is improved property known as 557 McMurray Drive, Nashville, TN 37211 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 16th day of August, 2019.

x Clementine S Binford
Clementine S. Binford

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Clementine S. Binford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of August, 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE

COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

SWORN to and subscribed before me, Kelsey Pitman
this the 16th day of August, 2019.

Kelsey Pitman
NOTARY PUBLIC

My commission expires: 9/22/20

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kelsey Pitman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsey Pitman

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy

Notary's Signature

My Commission Expires: 03/25/2023

